

Planning and Zoning Commission Meeting Minutes
June 24, 2019

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 24, 2019, at the City Hall Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Hamel, Vice-Chairman Fred Dammeyer, and Commissioners Gregory Counts, Vinod Mohindra (via telephone), and Shara Whitehead. Tiffany Ott was absent. There is one vacancy.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Scott McCoy, Assistant City Attorney; Agustin Cruz, Senior Civil Engineer, Alyssa Linville, Assistant Director DCD / Zoning Administrator, Jennifer Albers, Principal Planner; Chad Brown, Associate Planner, Cheri Skinner, Associate Planner; and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present, one member participating telephonically.

CONSENT CALENDAR

MINUTES – June 10, 2019

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

1. **ZONE-25470-2019**: This is a request by Chris Delgado, on behalf of BelHeights, LLC, to rezone approximately 4.99 acres from the Agriculture (AG) District to the Recreation Vehicle Subdivision (RVS) District, for the property located at 925 S. George Belle Avenue, Yuma, AZ. (*Continued to August 12, 2019.*)

APPROVALS –

1. **SUBD-26025-2019**: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yucca Land Company, LLC, for approval of the final plat for the Desert Sands Subdivision Unit 1, proposed to be divided into 132 residential lots ranging in size from 5,100 square feet to 12,019 square feet. The property is located at the southwest corner of E. 44th Street and S. Avenue 8E, Yuma, AZ.

Motion by Dammeyer, second by Whitehead, to APPROVE the Consent Calendar as presented. Motion carried unanimously (5-0 with 1 absent and 1 vacancy).

PUBLIC HEARINGS

GP-25035-2019: This is a General Plan Amendment request by Dahl, Robins & Associates on behalf of Yucca Land Company, LLC, to change the land use designation from Commercial to Mixed Use for approximately 19.4 acres, for the property located at the southeast corner of the Mississippi Avenue and 44th Street. (*This is the 2nd of two public hearings.*)

Jennifer Albers, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer second by Whitehead to APPROVE Case Number GP-25035-2019. Motion carried unanimously (5-0, with 1 absent and 1 vacancy).

CUP-25560-2019: This is a request by Steve Gerber, on behalf of Conservative Mexican Baptist Church, for a Conditional Use Permit to construct a parking shade structure within the Low Density Residential/Infill Overlay (R-1-6/IO), for the property located at 906 S. Avenue A, Yuma, AZ.

Cheri Skinner, Associate Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked if the shade structure would impede the parking on the property. **Skinner** said no.

APPLICANT / APPLICANT'S REPRESENTATIVE

Steve Gerber, 1851 W. 24th Street, Yuma, Arizona, said they were in agreement with the Conditions of Approval.

Hamel asked if the shade structure would have a pitched roof. **Gerber** said yes.

PUBLIC COMMENT

None

MOTION

Motion by Counts, second by Dammeyer, to APPROVE Case Number CUP-25560-2019. Motion carried unanimously (5-0, with 1 absent and 1 vacancy).

CUP-26028-2019: This is a request by Jan Sucha, on behalf of P. R. Normandale Hotels, LLC, for a Conditional Use Permit to allow the construction of a convenience market, to allow the retail sales of motor fuel, and to allow the construction of a drive-through fast food restaurant in the General Commercial/Airport Overlay (B-2/AD) District. The property is located at the southwest corner of 24th Street and Avenue 3E, Yuma, Arizona.

Alyssa Linville, Assistant Director DCD / Zoning Administrator, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked if this request would affect the Marine Corps Air Station (MCAS). **Linville** said MCAS has reviewed this request. She added the development would need to meet Airport Overlay requirements.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

MOTION

Motion by Dammeyer, second by Whitehead, to APPROVE Case Number CUP-26028-2019. Motion carried unanimously (5-0, with 1 absent and 1 vacancy).

INFORMATION ITEMS

Staff

Lineberry informed the Commission of the next P&Z meeting.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:33 p.m.

Minutes approved this 12 day of August, 2019



Chairman